

A
Further Account
 Of the Province of
PENNSYLVANIA
 AND ITS
 IMPROVEMENTS.

For the Satisfaction of those that are **Adventurers**, and
 enclined to be so.

IT has, I know, been much expected from me, that I should give some farther Narrative of those parts of *America*, where I am chiefly interested, and have lately been; having continued there above a Year after my *former Relation*, and receiving since my return, the freshest and fullest Advices of its *Progress* and *Improvement*. But as the reason of my coming back, was a *Difference* between the *Lord Baltimore* and my self, about the *Lands of Delaware*, in consequence, reputed of mighty moment to us, so I wav'd publishing any thing that might look in favour of the Country or inviting to it, whilst it lay under the Discouragement and Disreputation of that Lord's claims and pretences.

But since they are, after many fair and full hearings before the *Lords* of the *Committee* for *Plantations* justly and happily *Dismiss'd*, and the things agreed; and that the *Letters* which daily press me from all Parts, on the subject of *Ame-*

rica, are so many and voluminous, that to answer them severally, were a Task too heavy, and repeated to perform, I have thought it most easie to the Enquirer, as well as my self, to make this Account *Publick*, lest my silence, or a more private intimation of things, should disoblige the just inclinations of any to *America*, and at a time too, when an extraordinary Providence seems to favour its Plantation, and open a Door to *Europeans* to pass thither. That then which is my part to do in this Advertisement is,

First, *To Relate our Progress, especially since my last of the Month called August 83.*

Secondly, *The Capacity of the Place for farther Improvement, in order to Trade and Commerce.*

Lastly, *Which Way those that are Adventurers; or incline to be so, may employ their Money to a fair and secure Profit; such as shall equally encourage Poor and Rich, which cannot fail of Advancing the Country in consequence.*

I. We have had about **NINETY SAYL** of *Ships* with **PASSENGERS** since the beginning of 82. and not one Vessel, designed to the *Province*, through Gods mercy; hitherto miscarried.

The Estimate of the People may be thus made; *Eighty* to each Ship, which comes to **SEVEN THOUSAND TWO-HUNDRED PERSONS**: At least a *Thousand* there before, with such as from other Places in our neighbourhood are since come to reside among us: And I presume the *Births* at least equal to the *Burials*: For having made our first Settlement high in the *Freshes* of the Rivers, we do not finde our selves subject to those Seasonings that affect some other Countries upon the same Coast.

The People are a *Collection* of divers Nations in *Europe*: As, *French, Dutch, Germans, Sweeds, Danes, Finns, Scotch Irish, and English;*

English; and of the last equal to all the rest: And which is admirable, not a Reflection on that Account: But as they are of one kind, and in one Place, and under One Allegiance, so they live like People of *One County*; which Civil Union has had a considerable influence towards the prosperity of that Place.

II. *Philadelphia*, and our intended Metropolis, as I formerly Writ, is two Miles long, and a Mile broad, and at each end it lies *that mile, upon a Navigable River*. The scituation *high and dry*, yet replenished with *running streams*. Besides the High-Street, that runs in the middle from River to River, and is an *hundred foot* broad, it has Eight Streets more that run the same course, the least of which is *fifty foot* in breath. And besides Broad-Street, which crosseth the Town in the middle, and is also an hundred foot wide, there are twenty streets more, that run the same course, and are also fifty foot broad. The names of those Streets are mostly taken from the things that Spontaneously grow in the Country, *As Vine-Street, Mulberry-Street, Chestnut-Street, Walnut-Street, Strawberry-Street, Cranberry-Street, Plumb-Street, Hickery-Street, Pine-Street, Oake-Street, Beach-Street, Ash-Street, Popler-Street, Sassafrax-Street, and the like*.

III. I mentioned in my last Account, that from my Arival in *Eighty two*, to the Date thereof, being ten Months, we had got up *Four-score* Houses at our Town, and that some Villages were settled about it. From that time to my coming away, which was a Year within a few Weeks, the Town advanced to *Three hundred and fifty seven Houses*; divers of them, large, well built, with good Cellars, three stories, and some with *Belconies*.

IV. There is also a fair *Key* of about three hundred foot square, Built by *Samuel Carpenter*, to which a Ship of *five hundred Tons* may lay her broad side: and others intend to

follow his example. We have also a Rope-walk made by *B. Wilcox*, and cordage for Shipping already spun at it.

V. There inhabits most sorts of useful Trades-men, As *Carpenters, Joiners, Bricklayers, Masons, Plasterers, Plumbers, Smiths, Glasiers, Taylers, Shoemakers, Butchers, Bakers, Brewers, Glovers, Tanners, Felmongers, Wheelrights, Millrights, Shiprights, Bostrights, Ropemakers, Saylmakers, Blockmakers, Turners &c.*

VI. There are Two Markets every Week and Two Fairs every Year. In other places Markets also, as at *Chester* and *New-Castle*.

VII. Seven Ordinaries for the Intertainment of *Strangers* and *Work-Men*, that are not House-keepers, and a good Meal to be had for sixpence, sterl.

VIII. The hours for Work and Meals to *Labourers*, are fixt, and known by Ring of Bell.

IX. After nine at Night, the *Officers* go the Rounds and no Person, without very good cause, suffered to be at any Publick-House that is not a Lodger.

X. Tho this *Town* seemed at first, contrived for the Purchasers of the *first hundred shares*, each share consisting of 5000 *Acres*, yet few going, and that their absence might not Check the Improvement of the Place, and *Strangers*, that flockt to us, be thereby Excluded, I added that half of the *Town*, which lies on the *Skulkill*, that we might have Room for present and after Commers, that were not of that number, and it hath already had great success to the Improvement of the Place.

XI. Some *Vessels* have been here Built, and many *Boats*; and by that means, a ready Conveniency for Passage of People and Goods.

XII. Divers *Brickerys* going on, many Cellars already Ston'd or Brick'd, and some Brick Houses going up.

XIII. The *Town* is well furnish'd with convenient *Mills*; and

and what with their *Garden Plots*, (the least half an Acre) the *Fish* of the River, and their labour, to the *Country-man*, who begins to pay with the provisions of his own growth, they live Comfortably.

XIV. The Improvement of the place is best measur'd, by the *advance* of Value upon every mans Lot. I will venture to say, that the worst Lot in the Town, without any Improvement upon it, is worth *four times* more then it was when it was lay'd out, and the best *forty*. And though it seems unequal that the Absent should be thus benefited by the Improvements of those that are upon the place, especially, when they have serv'd no Office, run no hazard, nor as yet defray'd any Publick charge, yet this advantage does certainly redound to them, and whoever they are, they are great Debtors to the Country; of which I shall now speak more at large.

Of Country Settlements.

1. **W**E do settle in the way of *Townships* or *Villages*, each of which contains 5000 Acres in square, and at least *Ten Families*: The regulation of the Country, being a Family to each five hundred Acres: Some Townships have more, where the Interest of the People is less then that quantity; which often falls out.

2. Many that had right to more Land, were at first covetous to have their *whole* quantity, without regard to this way of settlement, tho by such *Wilderness* vacancies they had ruin'd the Country, and their own interest of course. I had in my view, *Society, Assistance, Easy Commerce, Instruction of Youth, Government of Peoples manners, Conveniency of Religious Assembling, Encouragement of Mechanicks, distinct and beaten Roads*, and it has answer'd in all those respects, I think, to an Universal Content.

3. Our

3. Our *Townships* lie square: generally the Village in the Center; the Houses either opposit, or else opposit to the middle, betwixt two houses over the way, for nearer neighborhood. We have another Method, that tho the Village be in the Center, yet after a different manner: Five hundred Acres are allotted for the Village, which among ten families comes to fifty Acres each: This lies square, and on the outside of the square stand the Houses, with their fifty Acres running back, whose ends meeting, make the Center of the 500 Acres, as they are to the whole. Before the Doors of those Houses, lies the high way, and cross it, every mans 450 Acres of Land, that makes up his Complement of 500 so that the Conveniency of Neighbourhood is made agreeable with that of the Land.

4. I said nothing in my last of any number of Townships, but there were at least *FIFTY* settled before my leaving those parts, which was in the moneth call'd *August* 1684.

5. I visited many of them, and found them much advanc'd in their Improvements. *Houses* over their heads, and *Garden-Plots*, *Coverts* for their Cattle, an *increase* of stock, and several Enclosures in Corn, especially, the first Commers; and I may say of some Poor men, even to the beginings of an Estate: The difference of labouring for themselves and for others; of an Inheritance, and a *Rack Lease*, being never better understood.

Of The Produce of the Earth.

1. **T**HE *EARTH*, by Gods blessing, has more then answer'd our expectation; the poorest places in our Judgment, producing large Crops of Garden Stuff, and Grain. And though our Ground has not generally the symptoms of the fat Necks, that lie upon salt Waters in Provinces southern of us, our Grain is thought to *excell* and our Crops to be as large. We have had the mark of the good Ground amongst

amongst us; from *Thirty to Sixty fold* of English Corn.

2. The Land requires less seed: *Three Pecks* of Wheat sow an Acre; a Bushel at most, and some have had the increase I have mention'd.

3. Upon Tryal, we find that the Corn and Roots that grow in *England*, thrive very well there, as *Wheat, Barly, Rye, Oats, Buck-Wheat, Pease, Beans, Cabbages, Turnips, Carrets, Parsnups, Collesflowers, Asparagus, Onions, Charlots, Garlick, and Irish Potatos*; we have also the *Spanish*, and very good *RICE* which do not grow here.

4. Our *Low Lands* are excellent for *Rape* and *Hemp* and *Flax*. A Tryal has been made, and of the two last, there is a Considerable quantity Dress'd Yearly.

5. The *Weeds* of our Woods feed our Cattle to the Market as well as Dary: I have seen fat *Bullocks* brought thence to Market before *Mid-Summer*. Our *Swamps* or *Marshes* yeeld us course Hay for the Winter,

6. English *GRASS-SEED* takes well; which will give us fatting Hay in time. Of this I made an Experiment in my own Court Yard, upon sand, that was dug out of my Cellar, with seed that had lay'n in a *Cask*, open to the weather two Winters and a Summer: I caus'd it to be sown in the beginning of the month called *April*, and a fortnight before *Midsummer* it was fit to *Mow*: It grew very thick: But I ordered it to be fed, being in the nature of a *Grass Plott*, on purpose to see if the Roots lay firm: And though it had been meer sand, cast out of the Cellar, but a Year before, the seed took such Root, and held the earth so fast, and fastened it self so well in the Earth, that it held and sed like old English Ground. I mention this, to confute the Objections that lie against those Parts, as if that, first, English Grass would not grow; next, not enough to mow; and lastly, not firm enough to feed, from the Levity of the Mould.

7. All sorts of English fruits that have been tryed, *take mighty well* for the time: The *Peach* Excellent, on standers, and in great quantities: They sun-dry them, and lay them up in lofts, as we do roots here, and stew them with Meat in Winter time. *Musmellons* and *Water Mellons* are raised there, with as little care as Pumpkins in *England*. The *VINE* especially, prevails, which grows every where; and upon experience, of some *French People from Rochel, and the Isle of Rhee*, *GOOD WINE* may be made there, especially, when the Earth and Stem are fin'd and civiliz'd by culture. We hope that good skill in our most Southern Parts will yeild us several of the *Straights Commodities*, especially, *Oyle, Dates, Figgs, Almonds, Raisins* and *Currans*.

Of the Produce of our Waters.

1. **M**IGHTY *WHALES* roll upon the Coast, near the Mouth of the Bay of *Delaware*. Eleven caught, and workt into Oyl one Season: We justly hope a considerable profit by a Whalery. They being so numerous and the Shore so suitable.

2. *STURGEON* play continually in our Rivers in Summer: And though the way of cureing them be not generally known, yet by a Receipt I had of one *Collins*, that related to the Company of the Royal Fishery, I did so well preserve some, that I had of them good there three months of the Summer, and brought some of the same so for *England*.

3. *ALLOES*, as they call them in *France*, the *Jews Allice*, and our Ignorants, *Shads*, are excellent Fish, and of the Bigness of our largest *Carp*: They are so Plentiful, that Captain *Smyth's* Overseer, at the *Skulki*, drew 600 and odd at one Draught, 300 is no wonder, 100 familiarly. They are excellent Pickled or Smokt'd, as well as boyld fresh: They are caught by nets only.

4. *ROCKS*

4. **ROCKS** are somewhat rounder and larger, also a whiter fish, little inferior in relish to our *Mallet*: We have them almost in the like plenty. These are often *Barrell'd* like *Cod*, and not much inferior for their spending. Of both these the Inhabitants increase their Winter store: These are caught by Nets, Hooks and Speers.

5. The **SHEEPSHEAD**, so called, from the resemblance of its Mouth and Nose to a Sheep, is a fish much prefer'd by some, but they keep in salt Water; they are like a *Roach* in fashion, but as thick as a *Salmon*, not so long. We have also the *Drum*, a large and noble fish, commended equal to the *Sheepshead*, not unlike to a *Newfoundland Cod*, but larger of the two: Tis so call'd from a noise it makes in its Belly, when it is taken, resembling a *Drum*. There are three sorts of them, the *Black*, *Red* and *Gold colour*; the *Black* is fat in the Spring, the *Red* in the Fall, and the *Gold colour* believed to be the *Black*, grown old, because it is observ'd that young ones of that colour have not been taken. They generally ketch them by *Hook and Line*, as *Cod* are, and they save like it, where the People are skilful. There are abundance of lesser fish to be caught of pleasure, but they quit not cost, as those I have mentioned, neither in Magnitude nor Number, except the *Herring*, which swarm in such shoales, that it is hardly Credible; in little Creeks, they almost shovel them up in their tubs. There is the *Catfish*, or *Flathead*, *Lamprey*, *Eale*, *Trout*, *Perch* *black* and *white*, *Smelt*, *Sunfish*, &c. Also *Oysters*, *Cockles*, *Cunks*, *Crabs*, *Mussels*, *Mannanoses*.

Of Provision in General

I. **I**T has been often said, we were starv'd for want of food; some were apt to suggest their fears, others to insinuate their prejudices, and when this was contradicted, and they

assur'd we had plenty, both of *Bread, Fish and Flesh*; then 'twas objected, we were forc't to fetch it from other places at great Charges: but neither is all this true, tho all the World will think we must either carry Provision with us, or get it of the Neighbourhood till we had gotten Houses over our heads, and a little Land in tillage. We fetch none, nor were we wholly helpt by Neighbours; the *Old Inhabitants* supplied us with most of the *Corn* we wanted, and a good share of *Pork* and *Beef*: tis true, *New-York, New-England* and *Road-Island*, did with their provisions fetch our Goods and Money, but at such Rates, that some sold for almost what they gave, and others carried their provisions back, expecting a *better Market* neerer, which showed no scarcity, and that we were not totally destitute in our own River. But if my advice be of any Value, I would have them buy still, and not weaken their Herds, by killing up their Young Stock too soon.

2. But the right measure of information must be the proportion of Value of Provisions there; to what they are in more planted and mature Colonies. *Beef* is commonly sold at the rate of *two pence per Pound*; and *Pork* for *two pence half penny*; *Vea'* and *Mutton* at *three pence*, or *three pence half penny*, that Country money; an English Shilling going for *fifteen pence*.
 4³ Grain sells by the *Busbel*; *Wheat* at *four shillings*; *Rye*, and
 3³ excellent good, at *three shillings*; *Barly* *two shillings six pence*;
 2² *Indian Corn* *two shillings six pence*, *Oats* *two shillings*, in that money still, which in a new Country, where Grain is so much wanted for seed, as well as food, cannot be called dear, and especially if we consider the Consumption of the many new Commers.

3. There is so great an encrease of Grain, by the dilligent application of People to Husbandry, that within three Years, some Plantations have got *Twenty Acres* in Corn, some *Forty*, some *Fifty*.

4. They

4. They are very careful to encrease their stock, and get into *Daries*, as fast as they can. They already make good *Butter* and *Cheese*. A good *Cow* and *Calf* by her side may be worth *three pounds* sterling, in goods at first Cost. A pair of Working *Oxen*, *eight pounds*: A pair of fat ones, *Little* more, and a plain Breeding *Mare* about *five pounds* sterl.

5. For *Fish*, it is brought to the Door, both fresh and salt. Six *Alloes* or *Rocks* for *twelve pence*, and salt fish, at *three fardings* per pound, *Oysters* at *2 s.* per bushel.

6. Our DRINK has been *Beer* and *Punch*, made of *Rum* and *Water*: Our *Beer* was mostly made of *Molosses*, which well boyld, with *Sassafras* or *Pine* infused into it, makes very tollerable drink; but now they make *Mault*, and *Mault* Drink begins to be common, especially at *Ordinaries*, and the Houses of the more substantial People. In our great Town there is an *able Man*, that has set up a large *Brew-House*, in order to furnish the People with good Drink, both there, and up and down the River. Having said this of the Country, for the time I was there, I shall add one of the many Letters that have come to my hand, because brief and full, and that he is known to be a Person of an extraordinary Caution as well as Truth, in what he is wont to Write or Speak.

Philadelphia the 3d. of the 6th. month (*August*) 1685.

Governour.

HAVING an opportunity by a Ship from this River, (out of which several have gone this Year) I thought fit to give a short account of proceedings, as to settlements here, and the Improvements both in Town and Country. As to the Country the Improvements are large, and settlements very throng, by way of TOWNSHIPS and VILLAGES. Great inclinations to Planting Orchards, which are easily raised, and soon brought to perfection. Much Hay-Seed sown, and much

Planting of Corn this Year, and great produce said to be, both of Wheat, Rye and Rife; Barly and Oates prove very well, besides Lucian Corn and Pease of several sorts; also Kidney Beans, and English Pease of several kinds, I have had in my own Ground, with English Roots, Turnaps, Parsnaps, Carrets, Onions, Leeks, Radishes and Cabbidges, with abundance of sorts of Herbs and Flowers: I know but of few seeds that have mist, except Rosemary seed, and being English might be old. Also, I have such plenty of Pumpkins, Musmellons, Watermellons, Squashes, Coshaws, Bucks-hens, Cowcumbers and Simnells of Divers kinds; admired at by new Commers, that the Earth should so plentifully cast forth, especially the first Years breaking up; and on that which is counted the **WORST SORT OF SANDY LAND**. I am satisfied, and many more, that the Earth is very fertil, and the Lord hath done his part, if Man use but a moderate Diligence. Grapes, Mulberies, and many wilde Fruits, and natural Plums, in abundance, this Year have I seen and eat of. A brave Orchard and Nursery have I planted, and thrive mightily, and Fruit the first Year. I endeavor choice of Fruits, and Seeds from many parts; also Hay-Seed; and have sowed a field this spring for tryal. First, I burnt the leaves, then had it Grub'd, not the field, but the small Roots up, then sowed great and small Clover, with a little old Grass-seed, and had it only raked over, not Plowed nor Harrowed, and it grows exceedingly: also for experience I sowed some patches of the same sort in my Garden and Dugged some, and that grows worst. I have planted the Irish Potatoes, and hope to have a brave increase to Transplant next Year. Captain Rapel (the French man) saith, he made good **WINE** of the Grapes (of the Country) last Year, and Transported some, but intends to make more this Year. Also a French man in this Town intends the same, for Grapes are very Plentiful.

Now as to the Town of **PHILADELPHIA** it goeth on in Planting and Building to admiration, both in the front & backward, and there are about 600 Houses in 3 years time. And since I built my Brick House, the foundation of which was laid at thy going, which I did design after a good manner, to encourage others, and that from building with Wood; it being the first, many take example, and some that built Wooden Houses, are sorry for it: Brick building is said to be as cheap: Bricks are exceeding good, and better then when I built: More Makers fallen in, and Bricks cheaper, they were before at 16s. English per 1000, and now many brave Brick Houses are going up, with good Cellars. Arthur Cook is building him

a brave Brick House near William Frampton's; on the front: For William Frampton hath since built a good Brick house, by his Brew-houle and Bake-houle, and let the other for an Ordinary. John Wheeler, from New-England, is building a good Brick house, by the Blew Anchor; and the two Brickmakers a Double Brick House and Cellars; besides several others going on: Samuel Carpenter has built another house by his. I am Building another Brick house by mine, which is three large Stories high, besides a good large Brick Cellar under it, of two Bricks and a half thickness in the wall, and the next story half under Ground, the Cellar hath an Arched Door for a Vault to go (under the Street) to the River, and so to bring in goods, or deliver out. Humphery Murry, from New-York, has built a large Timber house, with Brick Chimnies. John Test has almost finished a good Brick House, and a Bake-houle of Timber; and N. Allen a good house, next to Thomas Wynns front Lot. John Day a good house, after the London fashion, most Brick, with a large frame of Wood, in the front, for Shop Windows; all these have Belconies. Thomas Smith and Daniel Pege are Partners, and set to making of Brick this Tear, and they are very good; also, Pastorus, the German Friend, Agent for the Company at Frankford, with his Dutch People, are preparing to make Brick next year. Samuel Carpenter, is our Lime burner on his Wharf. Brave LIME STONE found here, as the Workmen say, being proved. We build most Houses with Belconies. Lots are much desir'd in the Town, great buying one of an other. We are now laying the foundation of a large plain Brick house, for a Meeting House, in the Center, (sixty foot long, and about forty foot broad) and hope to have it soon up, many hearts and hands at Work that will do it. A large Meeting House, 50 foot long, and 38 foot broad, also going up, on the front of the River, for an evening Meeting, the work going on apace. Many Towns People settling their liberty Lands. I hope the Society will rub off the Reproaches some have cast upon them. We now begin to gather in some thing of our many great Debts.

I do understand three COMPANIES FOR WHALE CATCHING are designed to fish in the Rivers Mouth this season, and find through the great Plenty of fish, they may begin early. A Fisherman this Tear found the way to catch Whiteins in this River, and it's expected many sorts of fish more then hath been yet caught, may be taken by the skilful. Fish are in such plenty, that many sorts on tryal, have been taken with Nets, in the Winter time: The Sweeds laughing at the English for going to try, have since tried themselves. The River so big, and full of several sorts of brave

brave fish, that its believed, except frozen over, we may catch any time in the Winter. It's great pity, but two or three experienced Fishermen were here to Ply this River, to salt and serve fresh to the Town. A good way to Pickle Sturgeon is wanting; such abundance in this River, even before the Town: many are Caught, Boild and Eaten. Last Winter great plenty of Dear brought in by the Indians and English from the Country. We are generally very Well and Healthy here, but abundance Dead in Maryland this Summer.

The Manufacture of Linnen by the Germans goes on finely, and they make fine Linnen: Samuel Carpenter having been lately there, declares, they had gathered one Crop of Flax, and had sowed for the Second, and saw it come up well: And they say, might have had forwarder and better, had they had old seed, and not stayd so long for the Growth of the new seed to sow again. I may believe it, for large hath my experience been this Tears, though in a small peece of Ground, to the admiration of many.

I thought fit to signify thus much, knowing thou wouldst be glad to hear of the People and Provinces welfare; the Lord preserve us all, and make way for thy return, which is much desired, not only by our Friends, but all sorts. I am, &c. thy truly Loving Friend

ROBERT TURNER.

Of Further Improvements for Trade and Commerce.

THose things that we have in prospect for Staples of Trade, are Wine, Linnen, Hemp, Potasbes, and Whale Oyle; to say nothing of our Provisions for the Islands, our Saw-Mills, Sturgeon, some Tobacco, and our Furs and Skins, which of themselves are not contemptible; I might add Iron (perhaps Copper too) for there is much Mine; and it will be granted us, that we want no Wood, though I must confess, I cannot tell how to help preferring a domestick or self subsistence, to a life of much profit, by the extream Toyl of foreign Traffick,

Advice

*Advice to Adventurers how to imploy their Estates,
with fair profit.*

IT is fit now, that I give some Advertisement to *Adventurers*, which way they may lay out their Money to best advantage, so as it may yeild them fair returns, and with content to all concerned, which is the last part of my present task; and I must needs say so much wanting, that it has perhaps given some occasion to ignorance and prejudice to run without mercy, measure or distinction against *America*, of which *Pennsylvania* to be sure has had its share.

1. It is agreed on all hands, that the *Poor* are the *Hands* and *Feet* of the *Rich*. It is their labour that improves Countries; and to encourage them, is to promote the real benefit of the publick. Now as there are abundance of these people in many parts of *Europe*, extreamly desirous of going to *America*; so the way of helping them thither, or when there, and the return thereof to the Disbursers, will prove what I say to be true.

2. There are two sorts, such as are able to transport themselves and Families, but have nothing to begin with there; and those that want so much as to transport themselves and Families thither.

3. The first of these may be entertained in this manner. Say I have 5000 Acres, I will settle *Ten Families* upon them, in way of Village, and build each an house, an out-house for Cattle, furnish every Family with Stock; as four *Cows*, two *Sows*, a couple of *Mares*, and a yoke of *Oxen*, with a *Town Horse*, *Bull* and *Boar*; I find them with Tools, and give each their first Ground-seed. They shall continue *Seven* Year, or more, as we agree, at *half encrease*, being bound to leave the Houses in repair, and a *Garden* and *Orchard*, I paying for the Trees & at least *twenty Acres* of Land within Fence, and

and improved to corn and grass; the charge will come to about sixty pounds English for each Family: At the seven years end, the Improvement will be worth, as things go now, 120 l. besides the value of the *increase* of the Stock, which may be near as much more, allowing for casualties; especially, if the People are honest and careful, or a man be upon the spot himself, or have an Overseer sometimes to inspect them. The charge in the whole is 832 l. And the value of stock and improvements 2400 l. I think I have been modest in my computation. These Farms are afterwards fit for Leases at full rent, or how else the Owner shall please to dispose of them. Also the People will by this time be skilled in the Country, and well provided to settle themselves with stock upon their own Land.

4. The other sort of poor people may be very beneficially transported upon these terms: Say I have 5000 Acres I should settle as before, I will give to each Family 100 Acres, which in the whole makes 1000; and to each Family thirty pounds English, half in hand, and half there, which in the whole comes to 300 l. After four years are expired, in which time they may be ease, and in a good condition, they shall each of them pay five pounds, and so yearly for ever, as a Fee-farm rent; which in the whole comes to 50 l. a Year. Thus a man that buys 5000 Acres may secure and settle his 4000 by the gift of one, and in a way that hazard and interest allowed for, amounts to at least ten per cent. upon Land security, besides the value it puts upon the rest of the 5000 Acres. I propose that there be at least two working hands besides the wife, whether son or servant; and that they oblige what they carry; and for further security bind themselves as servants for some time, that they will settle the said land accordingly, and when they are once seated, their improvements are security enough for the Rent.

5. There is yet another expedient, and that is, give to ten Families 1000 Acres for ever, at a small acknowledgement, and settle

settle them in way of Village, as afore; by their seating thus, the Land taken up is secured from others, because the *method* of the Country is answered, and the value such a settlement gives to the rest reserved, is not inconsiderable; I mean, the 40⁰⁰ Acres; especially that which is *Contiguous*: For their *Children* when grown up, and *Handicrafts* will soon cover to fix next them, and such after settlements to begin at an *Improved Rent in Fee, or for long Leases, or small Acknowledgements, and good Improvements*, must advance the whole considerably. I conceive any of these methods to issue in a sufficient advantage to Adventurers, and they all give good encouragement to feeble and poor Families.

6. That which is most adviseable for People, intended thither, to carry with them, is in short, all things relating to *Apparel, Building, Householdstuf, Husbandry, Fowling, and Fishing*. Some *Spice, Spirits and double Lear*, at first, were not amiss: But I advise all to proportion their Estates thus; one third in *Money*, and two thirds in *Goods*. Upon *peices of eight*, there will be almost a third gotten, for they go at 6 s. and by goods well bought, at least *fifty pounds sterl.* for every hundred pounds; so that a man worth 400 l. here, is worth 600 l. there, without sweating.

Of the Natives.

1. **B**Ecause many Stories have been prejudicially propagated, as if we were upon ill terms with the *Natives*, and sometimes, like *Jobs Kindred*, all cut off but the Messenger that brought the Tidings; I think it requisite to say thus much, that as there never was any such Messenger, so the dead People were *alive*, at our last advices; so far are we from ill terms with the *Natives*, that we have liv'd in great friendship. I have made seven Purchasses, and in Pay and Presents they have

C

received

received at least *twelve hundred pounds* of me. Our humanity has obliged them so far, that they generally leave their guns at home, when they come to our settlements; they offer us no affront, not so much as to one of our *Dogs*; and if any of them break our Laws, they submit to be punished by them: and to this they have tyed themselves by an obligation *under their hands*. We leave not the least indignity to them unrebuked, nor wrong unsatisfied. Justice gains and awes them. They have some Great Men amongst them, I mean, for Wisdom, Truth and Justice. I refer, to my former Account about their *Laws, Manners and Religious Rites*.

Of the Government.

THE Government is according to the words of the *Grant*, as near to the English as conveniently may be: In the whole, we aim at *Duty* to the King, the Preservation of *Right* to all, the suppression of *Vice*, and encouragement of *Vertue*, and *Arts*; with *Liberty* to all People to worship Almighty God, according to their *Faith* and *Perswasion*.

Of the Seasons of Going, and usual time of Passage.

1. **T**H) Ships go hence at all times of the Year, it must be acknowledged, that to go so as to arrive at *Spring* or *Fall*, is best. For the Summer may be of the hottest, for fresh Commers; and in the Winter, the wind that prevails, is the North West, and that blows off the Coast, so that sometimes it is difficult to enter the *Capes*.

2. I propose therefore, that Ships go hence about the middle of the months call'd *February* and *August*, which, allowing two months for passage, reaches time enough to plant in the *Spring* such things as are carried hence to plant, and in the

Fall

Fall to get a small Cottage, and clear some Land against the next *Spring*. I have made a discovery of about a hundred Miles West, and find those back Lands richer in Soyl, Woods and Fountains, then that by *Delaware*; especially upon the *SASQUEHANAH River*.

3. I must confess I prefer the *Fall* to come thither, as believing it is more healthy to be followed with Winter then Summer; tho, through the *great goodness and mercy of God*, we have had an extraordinary portion of health, for so new and numerous a Colony, notwithstanding we have not been so regular in time.

4. The *Passage* is not to be set by any man; for Ships will be quicker and slower. Some have been *four* moneths, and some but *one*. and as often. Generally between *six and nine weeks*. One year, of four and twenty Sayl, I think, there was not three above nine, and there was one or two under six weeks in passage.

5. To render it more healthy, it is good to keep as much upon *Deck* as may be; for the *Air* helps against the offensive smells of a *Crowd*, and a *close place*. Also to *scrape* often the Cabbins, under the Beds; and either carry store of *Rue* and *Wormwood*, and some *Rosemary*, or often sprinkle *Vineger* about the Cabbin. *Pitch* burnt, is not amiss sometimes against faintness and infectious scents. I speak my experience for their benefit and direction that may need it.

And because some has urged, my coming back, as an argument against the place, and the probability of its improvement; Adding, that I would for that reason never return: I think fit to say, That *Next Summer*, God willing, I intend to go back, and carry my Family, and the best part of my Personal Estate with me. And this I do, not only of Duty, but Inclination and Choice. God will Bless and Prosper poor *America*.

I shall conclude with this further *Notice*, that to the end such as are willing to embrace any of the foregoing propositions for the *Improvement of Adventurers Estates*, may not be discouraged, from an inability to find such *Land-Lords, Tenants, Masters and Servants*, if they intimate their desires to my Friend and Agent *Philip Ford*, living in *Bow-Lane* in *London*, they may in all probability be well accommodated; few of any quality or capacity, designed to the *Province*, that do not inform him of their inclinations and condition.

Now for you that think of going thither, I have this to say, by way of caution; if an *hair* of our heads falls not to the ground, without the providence of God, Remember, *your removal* is of greater moment. Wherefore have a due reverence and regard to his good Providence, as becomes a People that profess a belief in *Providence*. Go clear in your selves, and of all others. Be moderate in Expectation, count on Labour before a Crop, and Cost before Gain, for such persons will best endure difficulties, if they come, and bear the Success, as well as find the Comfort that usually follow such considerate undertakings.

Worminghurst-Place, 12th
of the 10th Month 85.

William Penn.

P. Acc. 1. Line 21. Read things. p. 2. l. 9. r. that. p. 11. l. last r. soon brought. p. 12. l. 9. r. Buckshorns. p. 14. l. 21. r. Those things. p. 17. l. 2. for Bond, read Land. l. 8. r. on small l. 17. l. there r. their. p. 20. l. 3. r. Improvement.

THE END.